

State of Texas
County of Bee

Field notes of a 154.52 acre tract of land, being part of a called 966.37 acre tract conveyed from Lloyd Jensen, Trustee for Alice Brooks Grandchildren Trusts, to Granville Knight, Jr. by Special Warranty Deed dated August 24, 1994, recorded in Volume 499, Page 11 of the Deed Records of Bee County, Texas;

Said 154.52 acre tract, which is comprised of portions of the J. Poitevent Survey, Abstract 391, the A. C. Gillett Survey, Abstract 1203, the A. B. & M. Survey, Abstract 78 and the B. B. Atkins Survey, Abstract 538, is situated in Bee County, Texas, approximately 12 miles east of the town of Beeville and is described by metes and bounds as follows:

BEGINNING at a 6" cedar fence corner post found at the called southeast corner of said called 966.37 acre tract, for the southeast corner of this tract, same being also the intersection of the western boundary of County Road No. 347 with the northern boundary of F.M. Highway No. 799;

THENCE generally with a fence along the south line of this tract, the called south boundary of said called 966.37 acre tract and the northern boundary of said F.M. Highway No. 799 as follows:

- 1) N 85° 21' 00" W (Highway Bearing N 88° 47' W), at 15.00 ft. pass a 5/8" iron rod set for a reference marker, in all a distance of 310.11 ft. to a 5/8" iron rod set at the beginning of a curve to the right;
- 2) With said curve to the right, having a radius of 1859.86 ft., a chord bearing of N 80° 21' 00" W and a chord length of 324.20 ft., an arc distance of 324.61 ft. to a 5/8" iron rod set at the end of this curve;
- 3) N 75° 21' 00" W (Highway Bearing N 78° 47' W), 1387.33 ft. to a 5/8" iron rod set, for the southwest corner of this tract;

THENCE along the west line of this tract and crossing a portion of said called 966.37 acre tract as follows:

- 1) N 06° 40' 12" E, 536.27 ft. to a set 5/8" iron rod;
- 2) N 16° 37' 00" W, 977.51 ft. to a set 5/8" iron rod;
- 3) N 18° 12' 19" W, 993.25 ft. to a set 5/8" iron rod;
- 4) N 36° 40' 36" W, at 1552.5 ft. pass an existing fence line, in all a distance of 1555.84 ft. to a 5/8" iron rod set in the south line of a called 127.6 acre tract conveyed to John D. West by Warranty Deed dated July 8, 1993, recorded in Volume 503, Page 369 of said Deed Records, for the northwest corner of this tract, whence a 6" mesquite fence corner post found at the southwest corner of said called 127.6 acre tract and an interior corner of said called 966.37 acre tract bears S 69° 08' 44" W, a distance of 1410.8 ft.;

THENCE N 69° 08' 44" E (Called N 70° 03' 03" E) generally with said existing fence along the north line of this tract, a north line of said called 966.37 acre tract and the south line of said called 127.6 acre tract, a distance of 1743.03 ft. to a 5/8" iron rod set at a fence corner post in the ostensible west boundary of said County Road No. 347, at the southeast corner of said called 127.6 acre tract and a northeast corner of said called 966.37 acre tract, for the northeast corner of this tract, whence a fence corner post found at the northeast corner of said called 127.6 acre tract bears N 20° 34' 48" W, a distance of 1757.65 ft.;

THENCE S 20° 53' 52" E (Called S 19° 32' 03" E) along the east line of this tract, the called east line of said called 966.37 acre tract and the ostensible western boundary of said County Road No. 347, at 5033.30 ft. pass a 5/8" iron rod set for a reference marker, in all a distance of 5043.30 ft. to the POINT OF BEGINNING, containing 154.52 acres, more or less.

Bearings cited herein are based on a GPS Survey, NAD 27, Texas South Central Zone.

Set 5/8" iron rods are marked with an orange cap stamped "RPLS 4030".